



# **Chesterfield County, Virginia Planning Dept. Fees** **Effective January 1, 2004**

	All Zones	R, R-TH, R-MF, MH or A Zoning Classification	Type	O, I or C Zoning Classification
<b>A. Zoning/Substantial Accord/Conditional Use</b>				
1. Rezoning	-	\$ 2,800	R	\$ 1,440
a. Plus per acre for first 200 acres	-	\$ 95	R	\$ 50
b. Plus per acre thereafter	-	\$ 45	R	\$ 20
2. Rezoning with Conditional Use Planned Development (CUPD)	-	\$ 5,100	R	\$ 2,530
a. Plus per acre for first 200 acres	-	\$ 95	R	\$ 60
b. Plus per acre thereafter	-	\$ 45	R	\$ 20
3. Conditional Use Planned Development (CUPD)	-	\$ 4,500	E	\$ 2,260
a. Plus per acre	-	\$ 45	E	\$ 10
4. Family day-care homes	-	\$ 250	E	\$ 230
5. All other Conditional Uses	-	\$ 2,200	E	\$ 1,130
a. Plus per acre	-	\$ 95	E	\$ 30
6. Amend condition of Zoning/Conditional Use/CUPD				
a. Per first 2 conditions	-	\$ 2,800	E	\$ 1,440
b. Each condition thereafter	-	\$ 700	E	\$ 360
7. Substantial Accord determinations				
a. Planning Commission hearing	-	\$ 3,100	E	\$ 1,540
b. Administrative determination	-	\$ 450	E	\$ 240
<b>B. Manufactured Homes</b>				
1. New Manufactured Homes	\$ 550	-	-	-
2. Renewal Manufactured Homes	\$ 250	-	-	-
<b>C. Special Exceptions</b>				
1. Activity confined to the living area of a dwelling	\$ 1,000	-	-	-
2. Activity not confined to the living area of a dwelling	\$ 1,500	-	-	-
3. Amend condition of Special Exception				
a. Per first 2 conditions	\$ 600	-	-	-
b. Each condition thereafter	\$ 150	-	-	-
<b>D. Variances</b>				
1. Administrative Variance (First Ordinance Section)	\$ 200	-	-	-
a. Each additional ordinance section	\$ 100	-	-	-
2. Setback Variance (First Ordinance Section)	\$ 200	-	-	-
a. Each additional ordinance section	\$ 100	-	-	-
3. All other Variances	-	\$ 300	\$ 600	
a. Each additional ordinance section	-	\$ 100	\$ 100	
<b>E. Appeal To BZA</b>	\$ 1,200	-	-	-
<b>F. Building and Sign Permits (Fee exemption within Enterprise Zone)</b>				
1. Any building permit application for a new single family dwelling or for each unit of a new two-family dwelling	\$ 25	-	-	-
2. Sign Permits				
a. Temporary signs	\$ 60	-	-	-
b. All other signs	\$ 100	-	-	-
<b>G. Modification to Development Standards</b>	-	\$ 300	\$ 240	
<b>H. Subdivision - Tentative subdivision approval</b>				
1. Original submittal, including up to two resubmittals	\$ 330	-	-	-
a. Plus, per lot	\$ 20	-	-	-
2. Renewal of previously approved tentative, including up to 2 resubmittals	\$ 330	-	-	-
a. Plus, per lot	\$ 20	-	-	-
3. Third and subsequent submittal	\$ 220	-	-	-
4. Substitute to approved tentative, per submittal	\$ 60	-	-	-
5. Adjusted tentative for previously approved tentative, including up to 2 resubmittals	\$ 330	-	-	-
a. Plus, per lot	\$ 20	-	-	-
b. Third and subsequent, per submittal	\$ 220	-	-	-
<b>I. Subdivision - Final check, amended and resubdivision plat review</b>				
1. Final check subdivision plat	\$ 720	-	-	-
a. Plus, per lot	\$ 10	-	-	-
2. Final check resubdivision plat	\$ 560	-	-	-
a. Plus, per lot	\$ 10	-	-	-
3. Final check amended plat	\$ 330	-	-	-
a. Plus, per lot	\$ 10	-	-	-
4. Residential parcel subdivision (per parcel)	\$ 35	-	-	-
5. Parcel line modification (per parcel)	\$ 25	-	-	-
6. Appeal administrative subdivision decision	\$ 290	-	-	-
7. Minor Subdivision	\$ 330	-	-	-
8. Onsite sewage disposal system soils analysis review (per lot/parcel)	\$ 155	-	-	-
9. Recordation Plat - Per sheet (Check made payable to: Clerk of Circuit Court)	\$ 18	-	-	-
10. Electronic format transfer	\$ 75	-	-	-
11. Alternatives to chapter per section 17-8	\$ 380	-	-	-
<b>J. Site Plan (Fee exemption within Enterprise Zone)</b>				
1. Original submittal for non-residential uses, including up to two resubmittals	\$ 860	-	-	-
a. Plus per acre	\$ 60	-	-	-



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	All Zones	R, R-TH, R-MF, MH or A Zoning Classification	T y p e	O, I or C Zoning Classification
<b>J. Site Plan</b> (Fee exemption within Enterprise Zone)				
2. Third and subsequent non-residential resubmittals	\$ 290	-	-	-
3. Adjustment to approved non-residential site plan	\$ 290	-	-	-
4. Original submittal for residential uses, including up to two resubmittals	\$ 1,400	-	-	-
a. Plus per acre	\$ 90	-	-	-
5. Third and subsequent residential resubmittals	\$ 480	-	-	-
6. Adjustment to approved residential site plan	\$ 480	-	-	-
7. Appeal administrative site plan decision				
a. For non-residential uses	\$ 240	-	-	-
b. For residential uses	\$ 380	-	-	-
8. Electronic format transfer	\$ 75	-	-	-
<b>Environmental Engineering fees paid through Planning Dept.</b>				
5. Erosion Control for land disturbance over 10,000 sq. ft. - per site	\$ 1,360	-	-	-
a. Plus per disturbed acre or lot	\$ 50	-	-	-
6. Erosion control for land disturbance under 10,000 sq. ft. - per site	\$ 100	-	-	-
<b>K. Schematic Plan</b>				
1. For non-residential uses	\$ 1,080	-	-	-
a. Plus per acre for first 50 acres	\$ 50	-	-	-
b. Plus per acre thereafter	\$ 20	-	-	-
c. Amendment to approved plan	\$ 240	-	-	-
2. For residential uses	\$ 1,800	-	-	-
a. Plus per acre for first 50 acres	\$ 70	-	-	-
b. Plus per acre thereafter	\$ 40	-	-	-
c. Amendment to approved plan	\$ 380	-	-	-
3. Appeal administrative site plan decision				
a. For non-residential uses	\$ 240	-	-	-
b. For residential uses	\$ 380	-	-	-
4. Electronic format transfer	\$ 75	-	-	-
<b>L. Deferred/Remanded Cases</b>				
1. Remanded Rezoning, C.U. and CUPD Cases	-	50% of original case fee	E	No Fee
2. Deferral of 40 or fewer days				
a. Rezoning, Substantial Accord, CUPD or Special Exception	-	\$ 500	E	\$ 230
b. Modification to Development Standards, Variance or appeal decisions to BZA	-	\$ 250	E	\$ 230
c. Subdivision Plat	\$ 250	-	-	-
3. Deferral of more than 40 days				
a. Rezoning, Substantial Accord, CUPD or Special Exception	-	\$ 250	E	\$ 130
b. Modification to Development Standards, Variance or appeal decisions to BZA	-	\$ 150	E	\$ 130
c. Subdivision Plat	\$ 150	-	-	-
4. Site Plans/Schematic Plans				
a. Non-Residential uses				
(1) 40 or fewer days	\$ 230	-	-	-
(2) More than 40 days	\$ 130	-	-	-
b. Residential uses				
(1) 40 or fewer days	\$ 250	-	-	-
(2) More than 40 days	\$ 150	-	-	-
<b>O. Miscellaneous</b>				
1. Zoning Certificate	\$ 50	-	-	-
2. Zoning Sheet	\$ 2	-	-	-

\*Type: R = Rezoning to identified classification E = Existing zoning classification

### Refund of Planning Department Fees

- If no pre-application conference was held, no refund will be given.
- For all other requests, if the withdrawal request is made within ten (10) calendar days of the receipt of the application, 100% of the fee will be refunded to the applicant. This 10 day count will be stopped if the applicant advises the Director of Planning in writing that the request is not to be processed for a specific period of time. The 10 day count will be continued upon the expiration of the requested time period. For example, if an applicant requests the County not to process a request for thirty (30) days and makes his request on the 5th day after the request is submitted, the full fee would be refunded up to the 40th day after receipt of the request.
- If the application is withdrawn because it is determined that Staff incorrectly advised the applicant to file the request, 100% of the fee will be refunded regardless of the length of time between the filing and the application dates.
- No portion of the application fee will be refunded under other circumstances.

**PLEASE MAKE CHECKS PAYABLE TO:** Treasurer of Chesterfield County

Last Updated 1/9/04

Chesterfield County Planning Dept.  
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